Davidson County DEEDWARR
Recvd: 12/01/05 08:42 3 pgs
Fees:18.00 Taxes:614.20
20051201-0144218

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
John W. Thomas, et ux 1425 Union Hill Road Goodlettsville, TN 37072	Same as New Owner	Map 17 Parcel 149

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, MARTIN G. GILLEY and wife, ROXANNE S. GILLEY, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JOHN W. THOMAS and wife, LINDA FAY THOMAS, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land in the 10th Civil District of Davidson County, Tennessee, and a portion of that property conveyed to Ray Emmett by Instrument No. 200003130025506, Register's Office for Davidson County, Tennessee, more accurately described according to a survey by Thomas E. Walker R.L.S. TN Lic. No. 1465 dated 12-21-00 as follows:

Beginning at an iron pin in the southerly margin of Union Hill Road, said pin being the most northeasterly corner of the herein described tract and the most northwesterly corner of Cecil L. Hitt (DB 5100, PG 923 RODCT); Thence now leaving said margin with the west line of said Hitt S 25 deg. 20' 19" W. 937.58' to an iron pin; Thence S 15 deg. 00' 00" E, 349.80' to an iron pin in the north line of Prentice Mayes (DB 8875, PG 961 RODCT); Thence N 85 deg. 00' 00" W. 379.50' to a corner post; Thence N 07 deg. 37' 35" E. 754.82' to an iron pin; Thence N 31 deg. 58' 30" E, 364.45' to an iron pin; Thence S 44 deg. 43' 47" E, 283.94' to an iron pin; Thence N 25 deg. 20' 19" E, 370.0' to an iron pin in the southerly margin of said Union Hill Road; Thence with said margin S 44 deg. 43' 47" E, 53.18' to the point of beginning containing 7.687 acres more or less.

Being the same property conveyed to Martin G. Gilley and wife, Roxanne S. Gilley by deed from Ray Emmett and wife, Shelley R. Emmett by deed filed for record as Instrument No. 20010207-0012162, Register's Office for Davidson County, Tennessee.

The property is further identified as Map 17, Parcel 149 on the records of the Tax Assessor's Office for Davidson County, Tennessee.

The said property is improved property located at 1425 Union Hill Road, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2005, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

JOHN W. THOMAS executes this document as Attorney-in-Fact for LINDA FAY THOMAS, under a Power of Attorney being recorded simultaneously herewith in Instrument No. 20051201-0144217 in the Register's Office for Davidson County, Tennessee.

MARTIN G. GILLEY executes this document as Attorney-in-Fact for ROXANNE S. GILLEY, under a Power of Attorney being recorded simultaneously herewith in Instrument No. 20051201-0144216 in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

MARTIN G. GILLEY

ROXANNE S. GILLEY
By: MARTIN G. GILLEY, Attorney In Fact

"GRANTEES"

JOHN W. THOMAS

LINDA FAY THOMAS
By: John W. Thomas, Attorney In Fact

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTIN G. GILLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 23rd day of November, 2005.

NOTARY PUBLIC

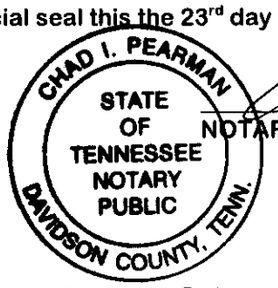
CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
July 19, 2008

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 23rd day of November, 2005, before me, personally appeared MARTIN G. GILLEY, to me known to be the person who executed the foregoing instrument on behalf of ROXANNE S. GILLEY, and acknowledged that he executed the same as the free act and deed of the said ROXANNE S. GILLEY.

WITNESS my hand and official seal this the 23rd day of November, 2005.



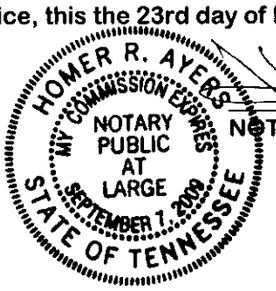
NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

My Commission Expires
July 19, 2008

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN W. THOMAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 23rd day of November, 2005.

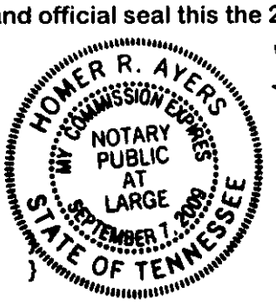


NOTARY PUBLIC

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 23rd day of November, 2005, before me, personally appeared JOHN W. THOMAS, to me known to be the person who executed the foregoing instrument on behalf of LINDA FAY THOMAS, and acknowledged that he executed the same as the free act and deed of the said LINDA FAY THOMAS.

WITNESS my hand and official seal this the 23rd day of November, 2005.



NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $166,000.00.

Affiant

Sworn to and subscribed before me, this the 23rd day of November, 2005.

NOTARY PUBLIC

